

## ORDINANCE NO \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY GENERALLY KNOWN AS THE CRANFILL HOUSE LOCATED AT  
3 1901 CLIFF STREET IN THE WEST UNIVERSITY NEIGHBORHOOD PLAN  
4 AREA FROM FAMILY RESIDENCE-CONDITIONAL OVERLAY-  
5 NEIGHBORHOOD PLAN (SF-3-CO-NP) COMBINING DISTRICT TO FAMILY  
6 RESIDENCE-HISTORIC-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN  
7 (SF-3-H-CO-NP) COMBINING DISTRICT

8  
9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN

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11 **PART 1** The zoning map established by Section 25-2-191 of the City Code is amended to  
12 change the base district from family residence-conditional overlay-neighborhood plan (SF-  
13 3-CO-NP) combining district to family residence-conditional overlay-historic-  
14 neighborhood plan (SF-3-H-CO-NP combining district on the property described in Zoning  
15 Case No C14H-06-0038, on file at the Neighborhood Planning and Zoning Department, as  
16 follows

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18 Lots 10 and 11, and the south 40 feet of Lot 12, Block 3, Outlots 26 28 Division  
19 D, Carrington Subdivision, a subdivision in the City of Austin, Travis County,  
20 Texas, according to the map or plat of record in Plat Book 1, Page 94, of the Plat  
21 Records of Travis County, Texas, (the "Property"),

22  
23 generally known as the Cranfill House, locally known as 1901 Cliff Street, in the City of  
24 Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A"

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26 **PART 2** Except as specifically provided in Part 3 and Part 4 of this ordinance, the  
27 Property may be developed and used in accordance with the regulations established for the  
28 family residence (SF-3) base district and other applicable requirements of the City Code

29  
30 **PART 3** The Property within the boundaries of the conditional overlay combining district  
31 established by this ordinance is subject to the following conditions

- 32  
33 A The maximum height of a building or structure on the Property is 30 feet from  
34 ground level  
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36 B Club or lodge use and community recreation (private) use are prohibited uses of  
37 the Property

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3 **PART 4** The Property is subject to Ordinance No 040826-57 that established the West  
4 University neighborhood plan combining district

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6 **PART 5** This ordinance takes effect on \_\_\_\_\_, 2007  
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9 **PASSED AND APPROVED**

10  
11 \_\_\_\_\_, 2007

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§  
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Will Wynn  
Mayor

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18 **APPROVED**

David Allan Smith  
City Attorney

**ATTEST**

Shirley A Gentry  
City Clerk

